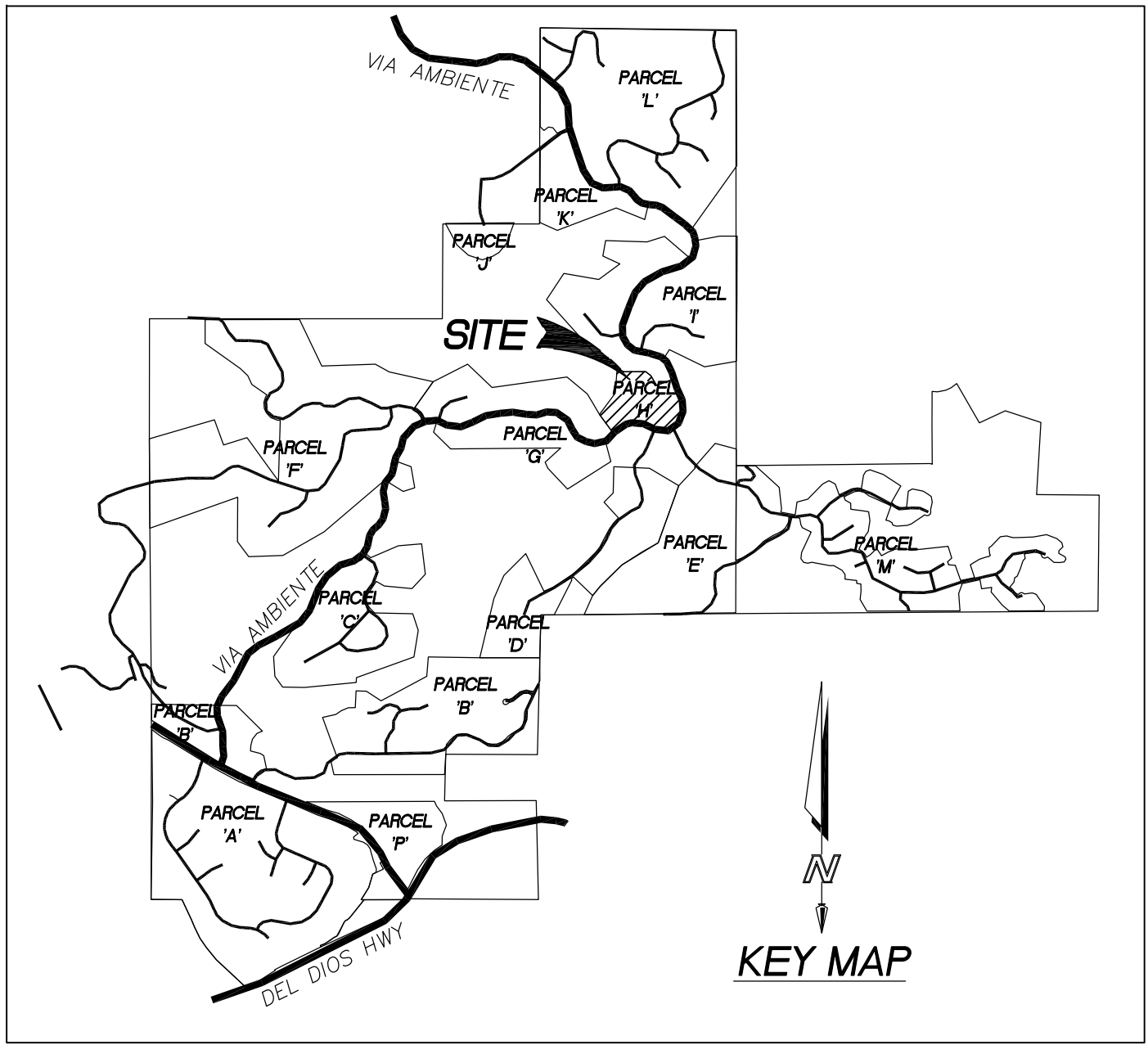
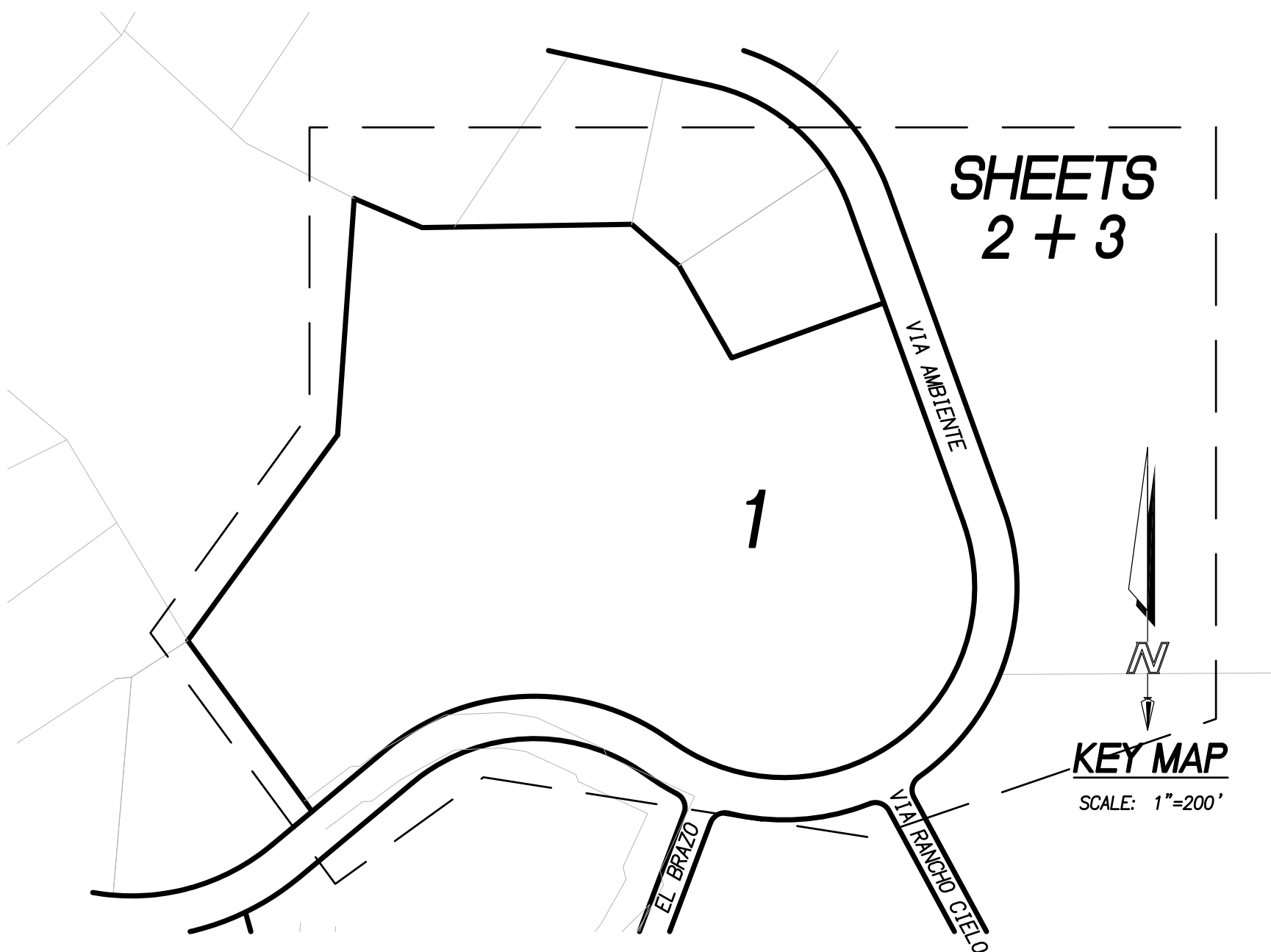


PRELIMINARY GRADING PLAN FOR
COUNTY OF SAN DIEGO TRACT MAP 5441RPL³
RANCHO CIELO PARCEL "H"



PARK LAND DEDICATION STATEMENT

SEE AMENDED SPECIFIC PLAN FOR RANCHO CIELO PARK LAND DEDICATIONS.

SPECIAL ASSESSMENT ACT STATEMENT

NO REQUEST WILL BE MADE.

SOLAR ACCESS NOTE

THE LOT WITHIN THIS SUBDIVISION HAS A MINIMUM OF 100 SQ. FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

STREET LIGHT STATEMENT

THE REQUIRED LIGHTING SYSTEM SHALL BE INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.

IMPROVEMENT STATEMENT

APPLICANT WILL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS FOR THE INSTALLATION OF IMPROVEMENTS.

LEGEND

ITEMS	SYMBOL
TRACT BOUNDARY	---
RIGHT OF WAY	---
LOT LINE	---
CUT/FILL SLOPE 1.5: 1 OR AS NOTED	1.5:1 CUT
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
DAYLIGHT LINE	---
BRUSH MANAGEMENT LINE	---
LOT NUMBER	1
UNIT NUMBER	PAD 1119
PAD ELEVATION	---
EXISTING STORM DRAIN	---
PROPOSED STORM DRAIN (PVT.)	---
PROPOSED SEWER MAIN (PVT.)	---
PROPOSED WATER MAIN (PVT.)	---
PROPOSED FIRE HYDRANT ASSEMBLY	---
EXISTING FIRE HYDRANT ASSEMBLY	---
EXISTING CONCRETE BROW DITCH	---
PROPOSED CONCRETE BROW DITCH	---
INDICATES DIRECTION OF FLOW	---
RETAINING WALL	---
INDICATES TOP OF WALL ELEVATION	TM 1120
INDICATES FINISHED GROUND ELEVATION	FG 1112
INDICATES TOP OF BERM ELEVATION	TB 1115.5
INDICATES PAVEMENT ELEVATION	P 1115.2
INDICATES FINISH GRADE ELEVATION	FG 1116.3
INDICATES FLOW LINE ELEVATION	FL 1116

NOTE:

SAN DIEGO COUNTY DESIGN STANDARDS DS-1 THROUGH DS-16, DS-20A AND DS-20B APPLY TO THIS PROJECT.

ZONING INFORMATION

APN 264-410-02	EXISTING	PROPOSED
USE REGULATIONS	RV-3	RV-3
NEIGHBORHOOD REGULATIONS	A	A
REGULATIONS	3	3
DENSITY	-	-
LOT SIZE	-	-
BUILDING TYPE	L	L
MAXIMUM FLOOR AREA	-	-
FLOOR AREA RATIO	-	-
HEIGHT	P	H
LOT COVERAGE	-	60%
SETBACK	V	V
OPEN SPACE	A	A
SPECIAL AREA REGULATIONS	P	D

DENSITY CALCULATION

PROPOSED DENSITY = 31 DU/ 14.418 AC = 2.2 DU/ AC
ALLOWABLE DENSITY = 3.0 DU/AC

GENERAL NOTES

- TOTAL GROSS AREA: 14.418 ACRES NET AREA: 14.418 ACRES
- TOTAL NUMBER OF LOTS: 1 LOT
LOT 1 - RESIDENTIAL, PORTION OF LOT 1 - OPEN SPACE
- TOTAL NUMBER OF DWELLING UNITS: 31
- ALL PROPOSED UTILITIES TO BE UNDERGROUND.
- EXISTING AERIAL TOPOGRAPHY WAS PREPARED BY SAN-LO AERIAL SURVEYS, FLOWN 10-23-98. (CONTOURS SHOWN ON PLAN ARE 2 FOOT INTERVAL.)
- AMBERT COORDINATES: 322-1719
- ALL PUBLIC STORM DRAIN SHOWN ON THIS TM NOT WITHIN PUBLIC STREET WILL BE GRANTED A DRAINAGE EASEMENT WHICH ENCOMPASSES THE DRAINAGE FACILITIES; DEDICATED TO THE COUNTY FLOOD CONTROL DISTRICT.
- GENERAL PLAN REGIONAL CATEGORY: EDA
- GENERAL PLAN LAND USE DESIGNATION: E21
- COMMUNITY PLAN: SAN DIEGO
- PROPOSED LAND USE: 31 CONDOMINIUM UNITS
- PROPOSED TAX RATE AREA: 74180

LEGAL DESCRIPTION

LOT 203 OF COUNTY OF SAN DIEGO TRACT NO. 4229-4, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12905, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 18, 1991.

ASSESSOR'S PARCEL NO. 'S' EXISTING ZONE PROPOSED ZONE

264-410-02 RV-3 RV-3

PUBLIC UTILITIES/DISTRICTS:

SEWER	OLIVENHAIN MUNICIPAL WATER DISTRICT
WATER	OLIVENHAIN MUNICIPAL WATER DISTRICT
STORM DRAIN	COUNTY OF SAN DIEGO
TELEPHONE	PACIFIC TELEPHONE
GAS AND ELECTRIC	SDGE
CABLE T.V.	COX CABLE
POLICE	COUNTY SHERIFF
FIRE	RANCHO SANTA FE FIRE PROTECTION DISTRICT
SCHOOL	ESCONDIDO UNION SCHOOL DISTRICT (ELEMENTARY, JR. HIGH, AND HIGH SCHOOL)

CONDOMINIUM NOTE

LOT 1 OF THIS PRELIMINARY GRADING PLAN IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE MAXIMUM NUMBER OF CONDOMINIUM DWELLING UNITS IS 31.

GRADING PLAN NOTE

THIS PLAN IS PROVIDED TO ALLOW FOR A FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

GRADING QUANTITIES

CUT 78,500 C.Y.
FILL 88,000 C.Y.

IMPORT: 9,500 C.Y.

OWNER / SUBDIVIDER

OWNER'S CERTIFICATE (OWNER AND SUBDIVIDER):
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE MAP.

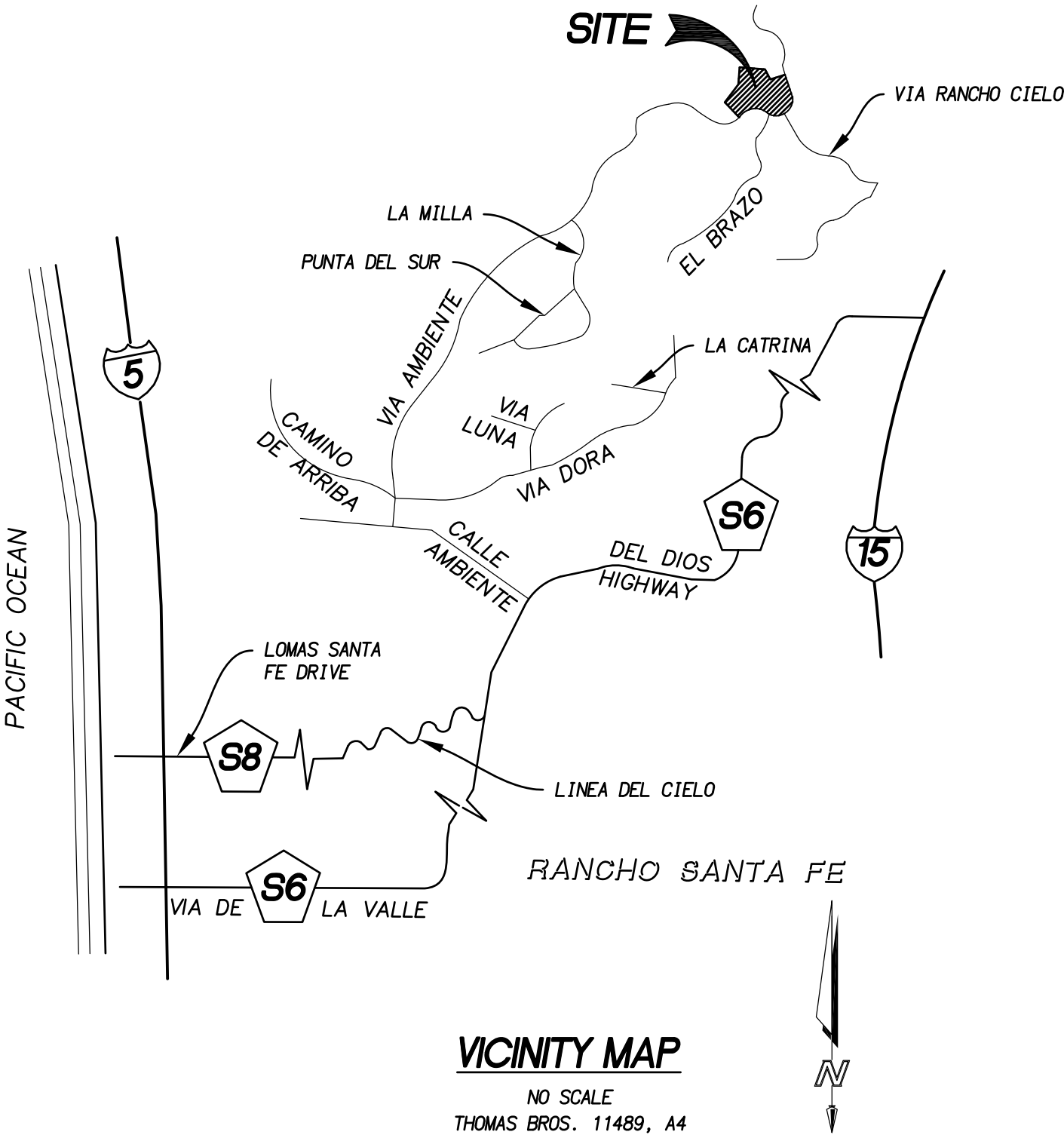
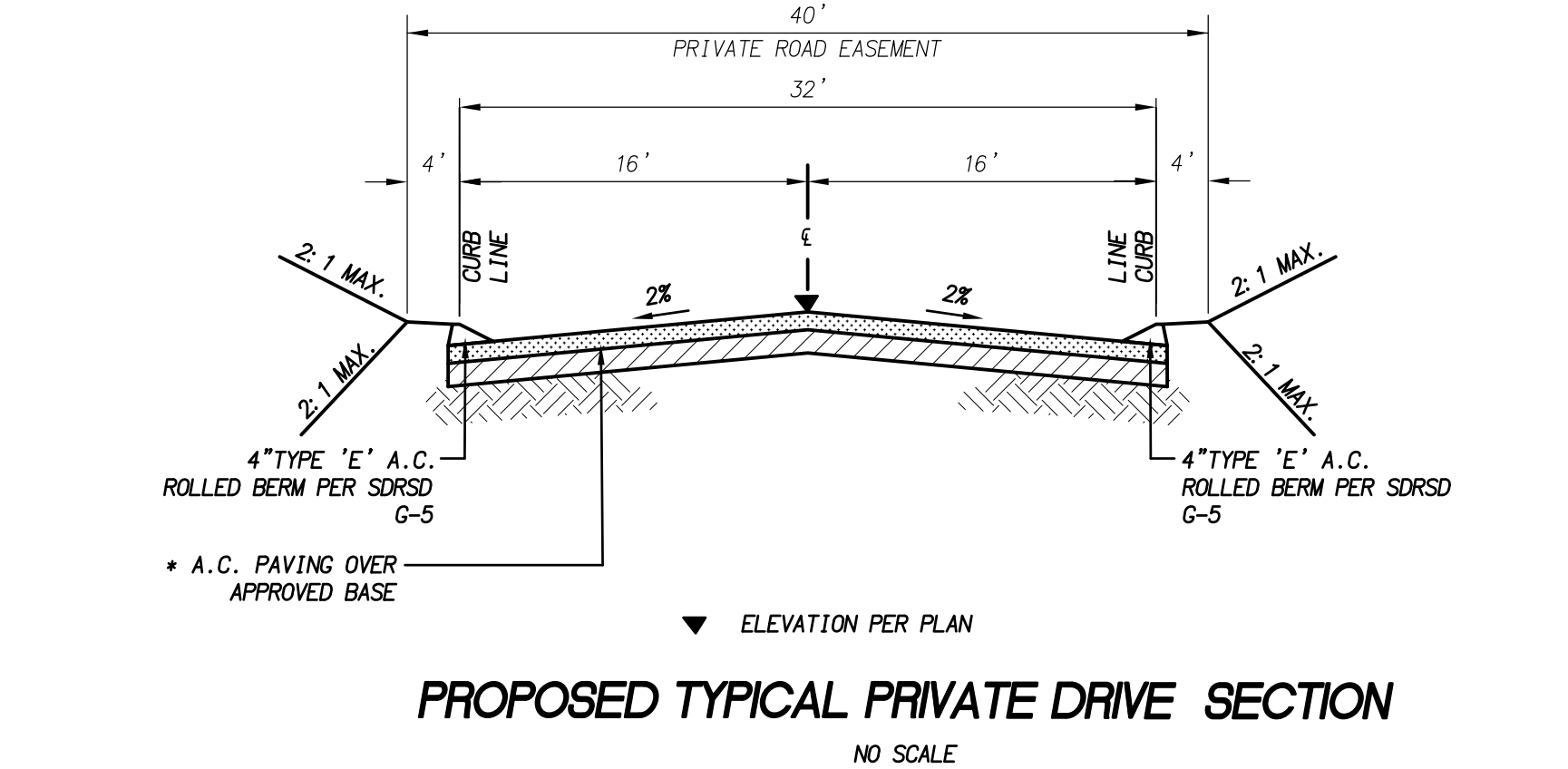
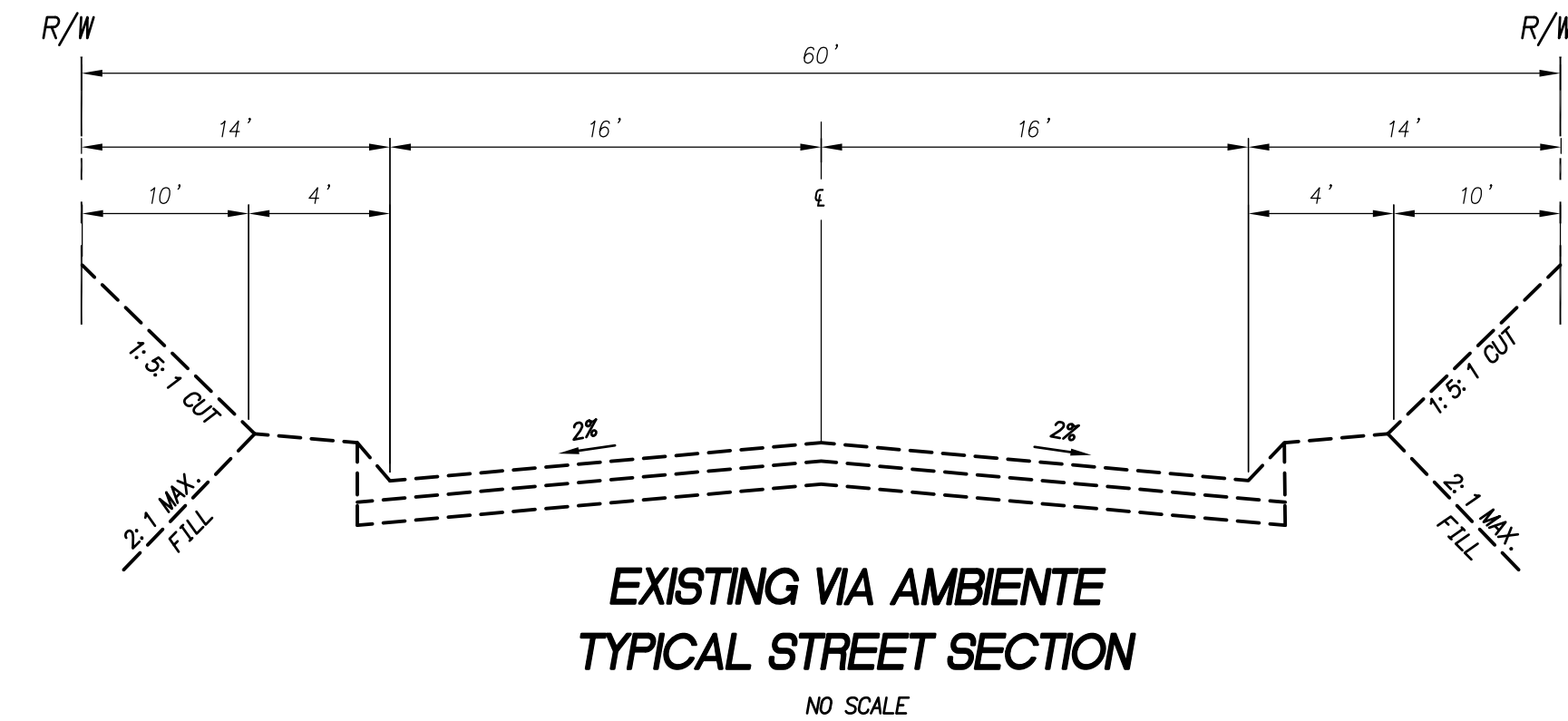
RANCHO CIELO ESTATES, LTD.
PO BOX 2303
RANCHO SANTA FE, CA 92067
TEL: (858) 756-5667

ENGINEER OF WORK

FUSCOE ENGINEERING - SAN DIEGO, INC.
6390 GREENWICH DRIVE, STE. 170
SAN DIEGO, CALIFORNIA 92122
(858)554-1500



ROBERT A. CHASE RCE 41903 DATE



LOT AREA

LOT NO.	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
1	628,048	14.42	628,048	14.42

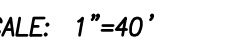
OPEN SPACE AREA

EXISTING O.S. AREA (SF)	EXISTING O.S. AREA (AC)	*PROPOSED O.S. AREA (SF)	*PROPOSED O.S. AREA (AC)
232,321	5.36	232,321	5.36

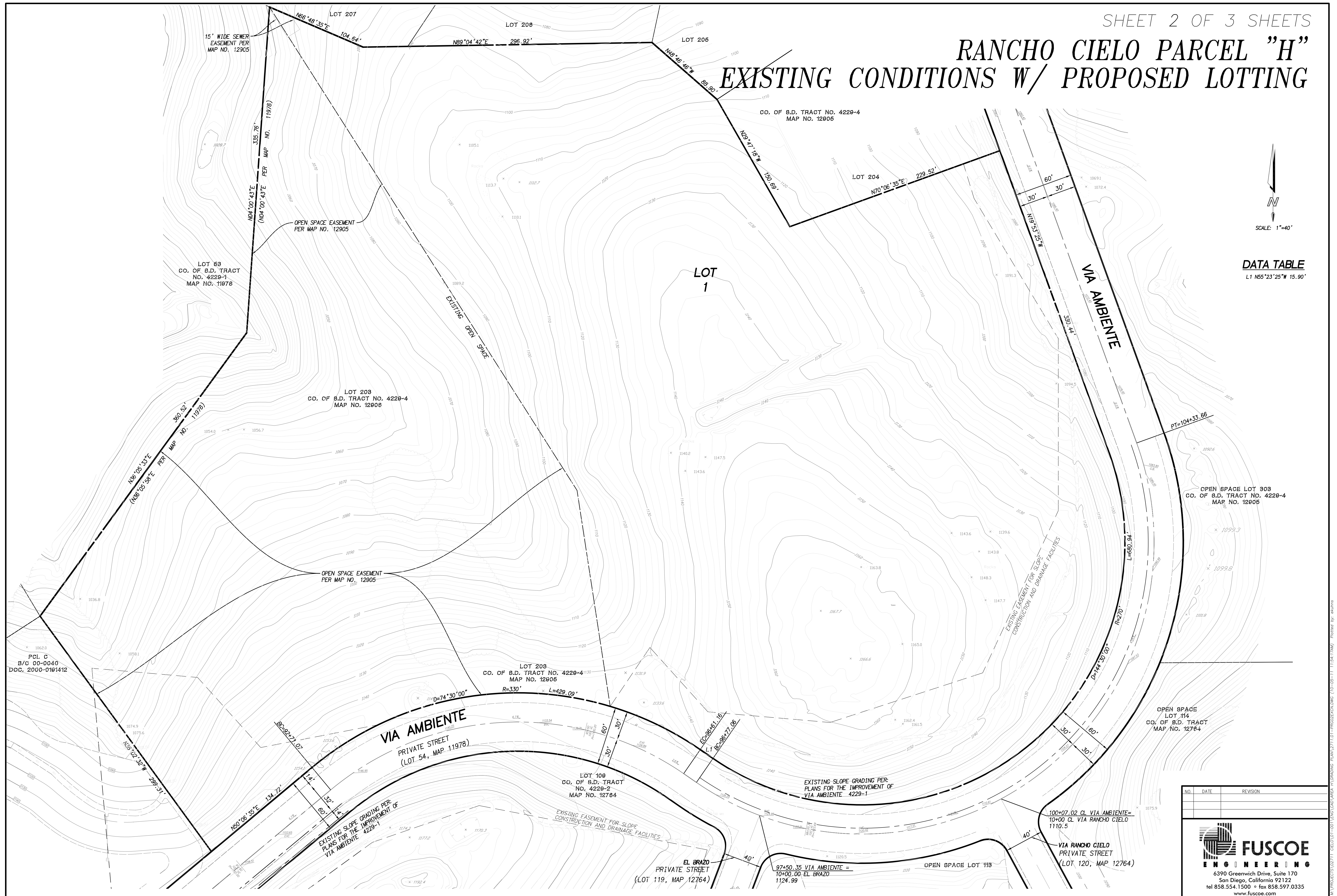
* BRUSH MANAGEMENT ZONE 'B' CAN OCCUR WITHIN OPEN SPACE AREA

NO. DATE REVISION


FUSCOE ENGINEERING
6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 858.554.1500 • fax 858.597.0335
www.fuscoec.com



DATA TABLE



NO.	DATE	REVISION



FUSCOE

ENGINEERING

6390 Greenwich Drive, Suite 170
 San Diego, California 92122
 tel 858.554.1500 • fax 858.597.0335
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RANCHO CIELO PARCEL "H"

PRELIMINARY GRADING PLAN

LEGEND

ITEMS

SYMBOL

TRACT BOUNDARY	---
RIGHT OF WAY	---
LOT LINE	---
CUT/FILL SLOPE 1.5:1 OR AS NOTED	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
DAYLIGHT LINE	---
LOT NUMBER	1
PAD ELEVATION	PAD 1119
EXISTING STORM DRAIN	---
PROPOSED STORM DRAIN (PVT.)	---
PROPOSED SEWER MAIN (PVT.)	---
PROPOSED WATER MAIN (PVT.)	---
PROPOSED FIRE HYDRANT ASSEMBLY	---
EXISTING FIRE HYDRANT ASSEMBLY	---
EXISTING CONCRETE BROW DITCH	---
PROPOSED CONCRETE BROW DITCH	---
INDICATES DIRECTION OF FLOW	---
RETAINING WALL	---
INDICATES TOP OF WALL ELEVATION	TM 1120
INDICATES FINISHED GROUND ELEVATION	FG 1112
INDICATES TOP OF BERM ELEVATION	TB 1115.5
INDICATES PAVEMENT ELEVATION	P 1115.2
INDICATES FINISH GRADE ELEVATION	FG 1116.3
INDICATES FLOW LINE ELEVATION	FL 1116
BRUSH ZONE "A" BOUNDARY	---
BRUSH ZONE "B" BOUNDARY	---
BUILDING NUMBER	2

NOTE:

SAN DIEGO COUNTY DESIGN STANDARDS DS-1 THROUGH DS-16, DS-20A AND DS-20B APPLY TO THIS PROJECT.

NOTE:

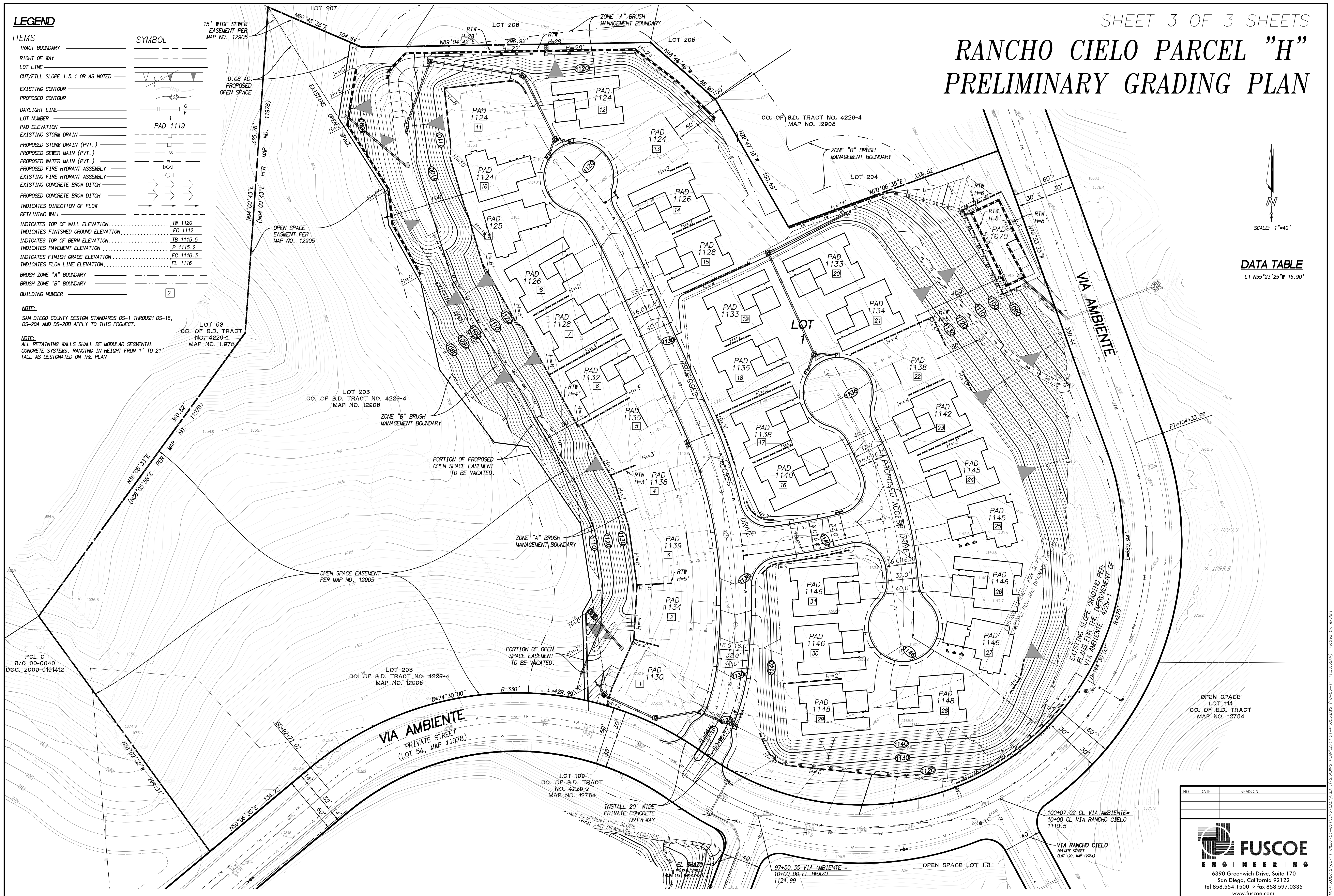
ALL RETAINING WALLS SHALL BE MODULAR SEGMENTAL CONCRETE SYSTEMS, RANGING IN HEIGHT FROM 1' TO 21' TALL AS DESIGNATED ON THE PLAN.



SCALE: 1"=40'

DATA TABLE

L1 N55°23'25"W 15.90'



NO. DATE REVISION



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